

PLANNING COMMISSION MINUTES

Gardner, Kansas

Monday, January 23, 2006

The Planning Commission met in regular session on the above date at the Gardner City Hall, 120 E. Main Street, Gardner, Kansas.

I. Call to Order

Chairman Koranda called the meeting to order at 7:00 p.m. Commissioners present: Greg Godwin, Eileen Mertz (7:04 p.m.), Eric Schultz, Jason Burnett, and Dan Popp. Commissioners absent: None. Also present: Community Development Director Fred Sherman; Planner Erik Pollom; City of Gardner Water and Wastewater Manager Mike Howard; applicant Joel Riggs of RKJ Properties, L.L.C.; applicants Michael Myers and George Hopper of Continental Real Estate, Inc.; agent for a property owner Tim Gates of Agnes Gates Realty; engineer for the applicant Victor Burks of Allenbrand-Drews & Associates, Inc.; and eight interested citizens.

II. Approval of Minutes

Motion Godwin, second Popp to approve the minutes of the January 9, 2006, meeting.

Motion to Approve Carried: 5 to 0 Aye (Mertz

Absent)

III. Swear in Planning Commissioner

Swearing in of new Planning Commissioner Paul Kilgore, appointed by the City Council on January 3, 2006.

Community Development Director Fred Sherman swore in Paul Kilgore as Planning Commissioner. Mr. Kilgore was appointed by Mayor Lehman to complete Commissioner Thomas Breen's term, which will expire in 2007.

IV. Agenda Items

1. Z-05-10

Conduct a public hearing and consider rezoning property from A (Agricultural District) to R-1 (Single Family Residential District) for a 39.39 acre property located on the south side of 167th Street, approximately ¼ mile west of Waverly Road. The application is filed by Shirley Spielbusch, Trustee.

Chairman Koranda opened the public hearing at 7:04 p.m.

Planner Erik Pollom presented the staff report.

1. **APPLICANT:** The applicant is Shirley Spielbusch, Trustee.
2. **REQUESTED ACTION:** The applicant requests rezoning from A, Agricultural District, to R-1, Single Family Residential District.
3. **LOCATION:** The 39.39 acre platted property is located on the south side of 167th Street, ¼ mile west of Waverly Road.
4. **EXISTING ZONING:** The property is currently zoned A, Agricultural District, designated upon annexation in December of 2005 (Ord. 2178) as the zoning most like its previous "RUR" county zoning classification.
5. **CHARACTER OF THE NEIGHBORHOOD:** The land immediately surrounding the subject property is characterized by emerging single family residential uses to the north and south. Properties to the west and east are not yet incorporated into the City and are zoned for agricultural and large-lot residential development. The Development Plan Map shows these properties to be reserved for low-density residential growth upon annexation and subsequent development.

6. **LAND USE AND ZONING PATTERNS:** The surrounding properties zonings are R-1, Single Family Residential District, to the north and south; and county zoning RUR for rural and agricultural uses and single-family dwellings, to the east and west.
7. **CONFORMANCE TO THE COMMUNITY DEVELOPMENT PLAN:** The Gardner Community Development Plan - 2003 prescribes low-density residential land uses for most of this property and all adjacent properties. The request for R-1 zoning conforms to the land uses as shown on the Community Development Plan Map.
8. **STAFF ANALYSIS OF THE APPLICATION:** The applicant requests approval of a rezoning application for single family residential development on 39.39 acres of land. The request conforms to the land uses prescribed by the Community Development Plan, and is accessible by all applicable services. Staff has spent some time with the applicant on a preliminary development plan that would include both single family residential development and new park facilities that would serve the neighborhood and connect to the park trail system. This preliminary development plan will come before the Planning Commission at a later date.
9. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission forward the request to rezone the Gillihan Property located on the south side of 167th Street, ¼ mile west of Waverly Road, from A, Agricultural District, to R-1, Single Family Residential District, (Z-05-10) to the Governing Body with a recommendation for approval, with no stipulations.

Chairman Koranda invited comments from the applicant. The applicant had no comments.

Chairman Koranda invited comments and questions from the public.

Norman Holle, 31920 W. 167th Street, strongly stated his concerns regarding:

- the destruction of 167th Street caused by current and future construction vehicles, and the absolute necessity of maintaining an adequate roadway for the existing residents of that area;
- excessive current and future easements requested across his property; and
- the inconsiderate actions and attitudes of developers and the City of Gardner toward the existing residents of that general area.

Chairman Koranda asked Community Development Director Fred Sherman to address Mr. Holle's concerns. Director Sherman explained the current construction projects in the subject area. He estimated that 167th Street would be paved by the spring or early summer of this year. Director Sherman stated that he would work with Mr. Holle and the public works department to try to address the current roadway problems.

Motion Schultz, second Mertz, to close the public hearing at 7:17 p.m.

Motion Carried: 7 to 0 Aye

Chairman Koranda invited comments from the commissioners. There were no comments from the commissioners.

Motion Mertz, second Burnett, to forward the Rezoning Request to rezone the Gillihan Property located on the south side of 167th Street, ¼ mile west of Waverly Road, from A, Agricultural District, to R-1, Single Family Residential District (Z-05-10), to the City Council with a recommendation for approval, with no stipulations.

Motion to Forward Carried: 7 to 0 Aye

2. CUP-06-01

Conduct a public hearing and consider a conditional use permit to allow the construction and operation of a public utilities water tower and operation of a wastewater treatment plant in an agricultural zoning district, located at 32101 W.

159th Street. The application is filed by the City of Gardner; with engineering services provided by Bucher, Willis, & Ratliff Corporation.

Chairman Koranda opened the public hearing at 7:19 p.m.

Planner Pollom presented the staff report.

1. **APPLICANT:** The applicant is the City of Gardner, with engineering services by Bucher, Willis & Ratliff Corporation.
2. **REQUESTED ACTION:** The applicant requests approval of a Conditional Use Permit to operate a wastewater treatment plant and water tower in an agricultural district.
3. **LOCATION:** The property is located at 32101 W. 159th Street.
4. **EXISTING ZONING:** The property is zoned A, Agricultural District (Ord 1968).
5. **EXISTING CONDITIONS:** The site is bordered on the north by incorporated, undeveloped agricultural land zoned A, Agricultural District. Immediately east of this property is unincorporated land zoned RUR for rural, agricultural, and single family uses in Johnson County. Adjacent properties to the west and south are zoned R-1, Single Family Residential District, and are developing with single family homes and a 80-acre community park.
6. **CONFORMANCE TO THE COMMUNITY DEVELOPMENT PLAN:** The Community Development Plan designates this area for low-density residential uses. The proposed use, as part of the City's infrastructure improvements, is in conformance with the Community Development Plan with the approval of a Conditional Use Permit.
7. **ANALYSIS OF CUP APPLICATION:** The City requests approval of a conditional use permit for a wastewater treatment plant and new water tower. This request is initiated to enable the construction of a new water tower at the southwest corner of the Kill Creek Wastewater Treatment Plant property. Since a conditional use permit was not requested for the treatment plant at the time it was constructed, approval is being sought for both components of the site.

Kill Creek Wastewater Treatment Plant

The existing wastewater treatment plant was constructed in late 2002. It is rated, in its current configuration, for 2.5 million gallons per day (MGD) average daily flow with a peak flow of 9.0 MGD, which is sufficient to serve a population of approximately 25,000 people. The treatment plant was constructed in a modular arrangement that will allow at least two future expansions of 2.5 MGD or more. The plant uses a sequential ditch activated sludge process with aerobic sludge digestion, ultraviolet disinfection, and vacuum sludge drying beds for sludge disposal.

Proposed Water Tower Characteristics

The proposed water tower would be approximately 70 feet in diameter and 40 feet in height, with a 40-foot base width. The overall height of the base and tank together would be approximately 180 feet. The tank will hold up to 1 million gallons of water. A specific color for the tower has not been chosen, but it will be a neutral color to reduce its visual impact to the greatest extent possible.

The water tower site is accessible from both the wastewater treatment plant and a gated entrance from Kill Creek Drive. The entrance from Kill Creek Drive will give communications personnel not employed by the City access to the tower without having access to the treatment plant facility.

Fencing and Screening

The site improvements for the tower are all proposed to be within the existing 8-foot, black powder-coated privacy fence that runs around the entire perimeter of the wastewater treatment plant.

A landscaping plan has not been completed for this project. The required landscaping for a development of this type includes the planting of one tree per every forty feet of street frontage, plus one tree for every 4,000 square feet of landscaped open space.

8. **STAFF RECOMMENDATION:** Staff recommends approval of a Conditional Use Permit for the City of Gardner for a wastewater treatment plant and water tower (CUP-06-01) for an indefinite period of time; subject to the following stipulations:
 - a) The development shall be in accordance with Exhibit "A" (Site Plan) which is filed in the office of the Planning Commission Secretary and which is incorporated by reference as if set out in full herein. In addition, the development shall comply with all regulations and standards of the City of Gardner unless specifically exempted by the Governing Body.
 - b) A landscape plan shall be submitted and approved by the Community Development Department staff.

Chairman Koranda invited comments from the public. There were no comments from the public.

Motion Schultz, second Mertz, to close the public hearing at 7:25 p.m.

Motion Carried: 7 to 0 Aye

Chairman Koranda invited comments from the commissioners.

Commissioner Popp asked why that location was chosen for the water tower.

Director Sherman explained that property ownerships, land elevations, and proximities to area water systems were all determining factors when considering placement of the proposed water tower.

Motion Schultz, second Mertz, to forward the Conditional Use Permit application for the City of Gardner to allow operation of a wastewater treatment plant and a water tower in an agricultural zoning district, located at 32101 W. 159th Street, (CUP-06-01) for an indefinite time period, to the City Council with a recommendation for approval, subject to staff recommendations:

- a) The development shall be in accordance with Exhibit "A" (Site Plan) which is filed in the office of the Planning Commission Secretary and which is incorporated by reference as if set out in full herein. In addition, the development shall comply with all regulations and standards of the City of Gardner unless specifically exempted by the Governing Body.
- b) A landscape plan shall be submitted and approved by the Community Development Department staff.

Motion to Forward Carried: 7 to 0 Aye

3. PDP-04-03

Consider a revised Preliminary Development Plan for Prairiebrooke, a 42.5 acre tract of land for planned multi-family residential development, located on the north side of 175th Street, approximately ½ mile west of Waverly Road. The application is filed by Continental Real Estate, Inc.; with engineering services provided by Allenbrand-Drews & Associates, Inc.

Chairman Koranda opened the public hearing at 7:40 p.m.

Planner Pollom presented the staff report.

1. **APPLICANT:** The applicant is Continental Real Estates, Inc.; with engineering services provided by Allenbrand-Drews & Associates, Inc.
2. **REQUESTED ACTION:** The applicant requests preliminary development plan approval for a tract of land containing approximately 42.35 acres for planned multi-family residential development.
3. **LOCATION:** The property is located on the north side of 175th Street, ½ mile west of Waverly Road.
4. **EXISTING ZONING:** The property is zoned RP-3, Planned Garden Apartment District (Z-04-04).
5. **ANALYSIS:** The applicant requests approval of a revised preliminary development plan for Prairiebrooke. This revision is being proposed to allow for the construction of duplexes and triplexes in an area of the property formerly reserved for 16-unit apartment buildings.

Change of Density

The approved preliminary development plan for this property indicates a total of 304 units in 19 buildings. It was shown with 13.28 acres of open space, and a net density of approximately 10.6 units per acre. The proposed changes reserve 12.4 acres for open space, with a net density of approximately 7.9 units per acre. This is a reduction of 2.7 units per acre, with the majority of the reduction occurring in an area closest to nearby single family homes being constructed in St. John's Highlands.

Change of Architecture

The proposed preliminary plat retains 13 of the original 19 apartment buildings, which each contain 16 units. The front façades are combinations of stucco, wood siding and stone veneer. The rear and sides elevations are mostly stucco, with wood siding in columns. The roofs are composition shingled.

The proposed duplex and triplex units feature a mixture of manufactured stone veneer on the front and side elevations, with rear elevations that have only vinyl siding. Each unit includes a two-car garage with an 18-foot door that extends approximately 28 feet away from the main living area, making the garage a very prominent feature of the buildings and the streetscape. These buildings are very similar to the duplexes along Alder street, immediately northwest of Price Chopper. One notable difference is the two-car garage proposed for these units compared to the single-car garage constructed with the Alder duplexes.

6. **STAFF RECOMMENDATION:** If the Planning Commission is satisfied with the submitted changes in architecture, staff recommends that the Planning Commission forward the revised Preliminary Development Plan for Prairiebrooke (PDP-04-03), to the City Council with a recommendation for approval, subject to the following stipulations:
- a. The development shall be in accordance with Exhibit "A" (Preliminary Development Plan) and Exhibit "B" (Building Elevations) which are filed in the office of the Planning Commission Secretary at City Hall and which are incorporated by reference as if set out in full herein.
 - b. The proposed development shall be limited to 280 total units.
 - c. The location and geometrics of all driveways, public streets, and parking areas are subject to review and approval by Community Development Department staff.
 - d. Prior to the issuance of building permits, the Planning Commission shall approve a final development plan for this subject property.

Chairman Koranda invited comments from the applicant.

Engineer for the applicant Victor Burks of Allenbrand-Drews & Associates, Inc., briefly explained the applicants' plans to build maintenance provided, rental housing for seniors.

Chairman Koranda invited comments from the public.

Agent for the property owner Tim Gates of Agnes Gates Realty told the commission that he sent letters to all of the adjoining property owners to inform them of the proposed plan revisions and to invite them to an informational meeting (attended by a few of the property owners) to display and discuss the revised plans. He pointed out that the proposed revisions to the development plan would generate less traffic than the current approved plans. Mr. Gates submitted statements of approval of the proposed revisions from several of the adjoining property owners. (Exhibits A, B, and C) He stated that the property owners agreed with the Gardner Airport Association's suggestion to place language acknowledging the existence of the airport, air traffic patterns, and noise from the operation of the airport.

Mike Sola, 17355 S. Jennifer Street, stated his approval of the proposed plan revisions and development.

Motion Schultz, second Mertz, to close the public hearing at 7:47 p.m.

Motion Carried: 7 to 0 Aye

Chairman Koranda invited comments from the commissioners.

Commissioner Godwin expressed his concerns regarding the elevations and streetscape appearance of the proposed development.

Commissioners Mertz, Schultz, and Burnett agreed with Commissioner Godwin's concerns regarding the proposed elevations, which presented extensive large garage door expanses toward the street. They expressed preferences for more variety in the layouts, construction, and elevations of the buildings and individual units, especially the need to diminish the appearances of the protruding garages.

Commissioner Popp stated the commission's understanding of the cost issues pertinent to providing affordable senior housing. He added that setting the garage entrances as the most prominent features of the residences did not create appealing front elevations or streetscapes, and agreed with the other commissioners' requests for more variety.

Commissioner Kilgore agreed with the other commissioners' statements.

Mr. Burks stated that the applicant would be willing to utilize various construction materials on the front elevations, and would be open to suggestions for altering some of the architectural designs, such as varying building setbacks, altering floor plans, and not constructing "mirrored structures" immediately adjacent to or across the street from each other. He requested further direction from the commission about design changes they would like to see.

The commissioners suggested several elevation and architectural changes to provide visual variety within the proposed development:

- using wainscoting on some of the elevations,
- varying the window sizes and styles,
- varying the elevation materials of the individual units in each building,
- adding windows on the side elevations,
- adding dormers to some of the units,
- varying the garage door colors, styles, and designs,
- placing false louvers over some of the garage doors,
- putting windows in some of the garage doors,
- flipping some of the floor plans of the duplexes to separate the garage units,
- interspersing the "flipped" floor plan buildings within the development,

Mike Myers, general manager of construction for the applicant, expressed the applicants' willingness to address the commissioners' design and elevation concerns. He proposed to provide revised structure designs and elevations to the commissioners, which would incorporate as many of the suggested changes as economically feasible.

Commissioner Schultz suggested that there might be a better response from their target market, also, if the applicants provided more visual variety within the development.

Director Sherman and Commissioner Mertz suggested that the development provide more triplexes mixed in with the duplex buildings, and that the designs should separate the duplex units' garages of many of the structures.

Mr. Myers stated that he would submit revised designs and elevations for the proposed development, incorporating the commissioners' suggestions as much as possible.

Motion Mertz, second Schultz, to table consideration of the revised Preliminary Development Plan for Prairiebrooke, located at the north side of 175th Street, ½ mile west of Waverly Road (PDP-04-03), to the February 13, 2006, Planning Commission meeting.

Motion to Table Carried: 7 to 0 Aye

Chairman Koranda opened the public hearings for Agenda Item No. 4, Z-06-01, and Agenda Item No. 5, CUP-06-02, concurrently at 8:21 p.m.

Director Sherman presented the staff reports for Agenda Items No. 4 and No. 5 concurrently.

4. Z-06-01

Conduct a public hearing and consider rezoning property from M-2 (General Industry District) to M-1 (Restricted Industry District) for a 2.68 acre property located at 265 N. Stone Creek Drive. The application is filed by RKJ Properties, L.L.C.; with engineering services provided by Peridian Group, Inc.

1. **APPLICANT:** The applicant is RKJ Properties, L.L.C.
2. **REQUESTED ACTION:** The applicant requests rezoning from M-2, General Industry District to M-1, Restricted Industry District.
3. **LOCATION:** The 2.68 acre platted property is located at 265 N. Stone Creek Drive.
4. **EXISTING ZONING:** The property is currently zoned M-2, General Industry District (Ord 1690).
5. **CHARACTER OF THE NEIGHBORHOOD:** The land immediately surrounding the subject property is characterized by industrial uses to the north and west, multi-family residential uses to the east, and commercial uses to the south and southwest.
6. **LAND USE AND ZONING PATTERNS:** The surrounding zonings are M-2, General Industry District, to the north and west; CP-2, Planned General Business District, to the south and southwest; and PUD to the east.
7. **CONFORMANCE TO THE COMMUNITY DEVELOPMENT PLAN:** The Gardner Community Development Plan - 2003 prescribes business park/office land uses for this property. The request for M-1 zoning conforms to the land uses as shown on the Community Development Plan Map.
8. **STAFF ANALYSIS OF THE APPLICATION:** The applicant requests approval of a less intensive zoning classification to allow a conditional use permit to operate a fitness club in one of the tenant spaces of the existing building. The request conforms to the land uses prescribed by the Community Development Plan.
9. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission forward the application to rezone the RKJ Properties, L.L.C., property, located at 265 N. Stone Creek Drive, from M-2, General Industry District, to M-1, Restricted Industry District, (Z-06-01) to the Governing Body with a recommendation for approval, with no stipulations.

5. CUP-06-02

Conduct a public hearing and consider a conditional use permit to allow the operation of a fitness club in an industrial zoning district, located at 265 N. Stone Creek Drive. The application is filed by RKJ Properties, L.L.C.; with engineering services provided by Peridian Group, Inc.

1. **APPLICANT:** The applicant is RKJ Properties, L.L.C.; with engineering services provided Peridian Group, Inc.
2. **REQUESTED ACTION:** The applicant requests conditional use permit approval for the operation of a fitness club in an M-1, Restricted Industry District.
3. **LOCATION:** The 2.68 acre property is located at 265 N. Stone Creek Drive.
4. **EXISTING ZONING:** The property will be zoned M-1, Restricted Industry District, pending approval of Z-06-01, which is before the Planning Commission at the January 23, 2006, meeting.
5. **EXISTING CONDITIONS:** The property is currently developed with a multi-tenant office/warehouse building. The area surrounding this building includes an established multi-family development to the east (Aspen Place Apartments), developing industrial ground to the north and west, and developing commercial properties to the south and southwest.
6. **NEIGHBORHOOD CHARACTERISTICS:** The subject property is located at the transition point between industrial uses to the north and west, multi-family residential uses to the east, and commercial uses to the south and southwest. The subject building was constructed in 2005 (SP-04-08).
7. **CONFORMANCE TO THE COMMUNITY DEVELOPMENT PLAN:** The Community Development Plan designates this immediate area for business park/office land uses. The proposed use is in conformance with the Community Development Plan.
8. **ANALYSIS OF CUP APPLICATION:** The applicant requests approval of a conditional use permit for a health and fitness club. Health and fitness clubs are allowed in the M-1 zoning districts as conditional uses when approved by the Planning Commission and City Council.
The proposed fitness club, if approved, would occupy one of the vacant tenant spaces in the first phase of the constructed office building, approximately 3,900 square feet. There is adequate parking for this use, regardless of the hours of operation.
9. **STAFF RECOMMENDATION:** Staff recommends forwarding the Conditional Use Permit for New Century Business Center (CUP-06-02) to the City Council with a recommendation for approval, subject to the following conditions:
 - a. The approval of the CUP-06-02 shall expire in ten (10) years.
 - b. The applicant shall obtain a building permit prior to making improvements.

Chairman Koranda invited comments from the applicant.

Applicant Joel Riggs, Peridian Group, Inc., gave a brief description of the intended uses for the subject property.

Commissioner Koranda invited comments from the public. There were no comments or questions from the public.

Motion Schultz, second Mertz, to close the public hearing at 8:27 p.m.

Motion Carried: 7 to 0 Aye

Motion Mertz, second Schultz, to forward the Rezoning Request to rezone the RKJ Properties, L.L.C., Property located at 265 N. Stone Creek Drive, from M-2, General Industry District, to M-1, Restricted Industry District (Z-06-01), to the City Council with a recommendation for approval, with no stipulations.

Motion to Forward Carried: 7 to 0 Aye

Motion Mertz, second Godwin, to forward the Conditional Use Permit application for New Century Business Center to allow operation of a fitness club in a restricted industry district, located at 265 N. Stone Creek Drive, (CUP-06-02), to the City Council with a recommendation for approval, subject to staff recommendations:

- a. The approval of the CUP-06-02 shall expire in ten (10) years.
- b. The applicant shall obtain a building permit prior to making improvements.

Motion to Forward Carried: 7 to 0 Aye

V. Discussion Items

1. Proposed Moonlight Commons Plan Revisions

Discuss proposed final development plan revisions for a commercial property located on the northeast corner of the Moonlight Road and Lincoln Lane intersection.

The discussion item was withdrawn by the applicant.

Commissioner Mertz stated that there was never any indication on the original approved development plans to place a drive-through window on the northern building of the Moonlight Commons development, as was suggested by the applicant at the previous meeting.

Director Sherman discussed providing some general overview training for the Planning Commissioners at the next meeting.

Chairman Koranda requested further information and discussion about duplex design standards at the next meeting, also.

VI. Adjourn

Motion Popp, second Mertz, to adjourn the meeting at 9:14 p.m.

Motion to Adjourn Carried: 7 to 0 Aye

Community Development Department

Exhibit A

*St. Johns Trace, Highlands
Gardner, Kansas*

January 20, 2006

Gardner Planning Staff & Commission

I spoke with Tim Gates regarding the proposed changes to the Prairiebrooke apartment ground. We feel that the reduced density adjacent to our new subdivision will be a benefit to us and to the new home owners. As you know, we have most of the infrastructure in place to start building and selling homes in the first phase of the Highlands, so the extension of Kill Creek Road will be a positive.

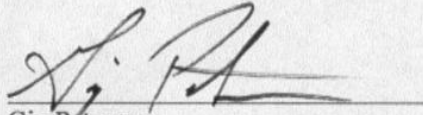

Gig Petersen

Exhibit B

Gardner Municipal Airport Assoc.
BOX 411 • GARDNER, KS 66030

January 20, 2006

City Of Gardner

We have had the opportunity to review the amended development plan for the Prairibrooke RP-3 ground. Tim Gates of Agnes Gates Realty representing the Schutzel Building Company explained the current approved plan with 96 units of apartments is proposed to be changed to 72 units of duplex & triplex Senior Housing utilizing federal tax credits. We also looked at and discussed the potential development of Parcel 2 which currently has 208 units of apartments and could be reduced to 120 units of duplexes & triplexes.

In our conversation with Tim we expressed our concerns regarding new owners or tenants complaining about the airport. We discussed the option of having stipulations made part of the plan approval that the property owners acknowledge the airports existence and agree not to complain about the air traffic and more importantly not to ever petition to have the airport restricted or closed. We would like this acknowledged on the final development plan and filed with the register deeds office. Tim stated that the new owners had discussed this with him and would agree to this type of stipulation. We would also suggest that all rental agreements in the future for this development include the same language.

We feel from a safety stand point that the single story senior housing units are much better than the approved two story apartment buildings and support the amended development plan. If I can be of anymore assistance please feel free to call.

Sincerely,



Gardner Airport Association
Dave Hayden, President
Richard McNett, Vice President

Below I have indicated my opinion regarding the proposed change(s).

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ATTENDEES
of the
1-23, 2006
PLANNING COMMISSION MEETING

PLEASE SIGN

PLEASE PRINT		
NAME	COMPANY (if applicable)	ADDRESS
VICTOR BURKS	ALLEN BRAND - DREWS	122 N. WATER
George Hopper	Continental Realty Inc	2909 SW Plass Ct Topeka 66611
MIKE STORMER	SCHWERT DESIGN Group	2731 LAMAR AVE Topeka, KS
KEVIN KNAPKE		GARDNER KS
Michael Myers	Continental Constr.	2909 SW Plass Ct Topeka KS
Tim Gates	Agnes Gates Realty	6840 Tomchewick Rd Sm., KS
Richard McNett	Airport member	414 Oak Circle Gardner
Norman Holle		31920 W 167 ST Gardner
Don & Gene Lathrum		32100 W. 167
Mike Sola		17355 Jennifer St.
Mike Howard	City of Gardner	